

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 21, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-35842 – EXTENSION OF TIME – SPECIAL USE PERMIT

– APPLICANT: MCKELLAR DEVELOPMENT GROUP, INC - OWNER: NWHII, LTD

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-23106) shall expire on September 19, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Special Use Permit (SUP-23106) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is located within the Las Vegas Technology Center. The site has a previously approved Special Use Permit (SUP-23106) and related Site Development Plan Review (SDR-23105) for a proposed four-story, 126-room hotel. Since the approval of the Special Use Permit (SUP-23106), the applicant has submitted Plan Check #29741 on 08/29/08, which is still in the process of being reviewed. The land is currently undeveloped with no building permits issued for the proposed development. Changes in land use in the surrounding areas include a 12,348 square-foot office building constructed in 2009 located to the southwest, and a retail establishment with packaged liquor approved in 2008 located in a shopping center to the northeast.

The applicant has not met the requirements of Title 19.18.060 to exercise the entitlement; therefore, is requesting an extension of time. Staff recommends approval of this request with a two-year time limit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/10/97	The City Council approved a request for a Plot Plan and Building Elevation Review [Z-0068-85(35)] on property located on the east side of Tenaya Way, south of Cheyenne Avenue for a proposed 68,400 square-foot, three-story Medical School and Medical Clinic. The Planning Commission recommended approval on 02/13/97.
12/13/05	A Code Enforcement case (36884) was processed for signs on a vacant lot at 2850 North Tenaya Way. Code Enforcement closed the case on 12/22/05.
09/19/07	The City Council approved a request for a Site Development Plan Review (SDR-23105) for a proposed four-story, 126-room Hotel on 2.4 acres on the east side of Tenaya Way, approximately 530 feet north of Peak Drive. The Planning Commission recommended approval on 08/23/07.
	The City Council approved a related request for a Special Use Permit (SUP-23106) for a proposed 126-room Hotel.
<i>Related Building Permits/Business Licenses</i>	
08/29/08	Plan Check #29741 was processed for a four-story hotel at 2850 North Tenaya Way. Various departments are still reviewing the plans.

<i>Pre-Application Meeting</i>
A pre-application meeting is not required for this type of application, nor was one held.
<i>Neighborhood Meeting</i>
A neighborhood meeting is not required for this type of application, nor was one held.

<i>Details of Application Request</i>
<i>Site Area</i>
Gross Acres 2.40

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land- Proposed Hotel	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
North	Hospital	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
South	Motel/Hotel	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
East	Condominiums	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Offices	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Las Vegas Technology Center	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first request for an Extension of Time of a previously approved Special Use Permit (SUP-23106) for a proposed 126-room hotel within the Las Vegas Technology Center. Plan Check #29741 was submitted on 08/29/08 for the proposed project and is still in the process of being reviewed by the various departments. The land is currently undeveloped with no building permits issued for the proposed development. Changes in land use in the surrounding areas include a 12,348 square-foot office building located to the southwest constructed in 2009, and a retail establishment with packaged liquor approved in 2008, located in a shopping center to the northeast.

Title 19.18.060 deems a Special Use Permit (SUP-23106) exercised upon the approval of a business license, if required, or upon the issuance of a certificate of occupancy or approval of a final inspection.

FINDINGS

The applicant has not met the requirements of Title 19.18.060 to exercise the entitlement. The applicant is requesting an extension of time, as they have not progressed to a stage in the project to apply for building permits. Staff is recommending approval of this request with a two-year time limit. Conformance to the conditions of approval of the Special Use Permit (SUP-23106) shall be required.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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